

Jefferson County Western Legacy Center



SITE SELECTION INFORMATION PACKAGE

08|25|20



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Develop a *Premier* Western Legacy Center



- Western Theme – Cowboys, Cowgirls, Rodeo
- Boulder and Whitehall – Self Sustaining
- Capture Interstate Travelers
- Yellowstone NP to Glacier NP Route
- Events Center (Arena) Development
- Retail Gift Shop Supporting County Residents

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Team:

- Jefferson County
- Jefferson Local Development Corporation
- Mosaic Architecture
- Great West Engineering
- John Rogers Consulting

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**Preliminary Architectural & Engineering
Report**

- Project Analysis
- Public Input
- Site Selection Analysis
- Project Feasibility Analysis
 - Project Alternatives
 - Project Cost Estimates
 - Financial Feasibility
- Conceptual Design



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Public Meeting Goals:



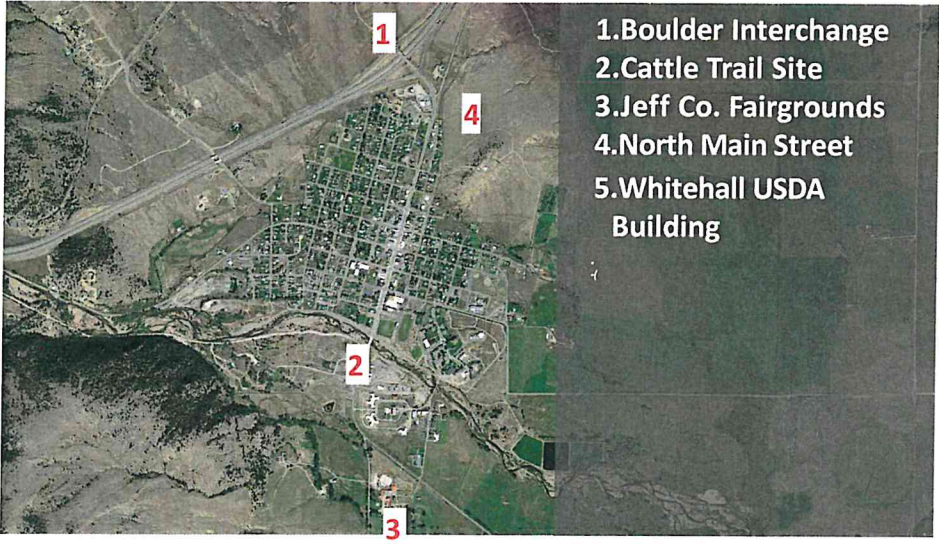
- Legacy Center Project Overview
- Site Selection Progress to Date
- Overview of Possible Sites
- Public Input on Possible Whitehall Site
- Describe Next Steps

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SITE SELECTION

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JEFFERSON COUNTY WESTERN LEGACY CENTER



1. Boulder Interchange
2. Cattle Trail Site
3. Jeff Co. Fairgrounds
4. North Main Street
5. Whitehall USDA Building

5 - Whitehall Site

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SITE SELECTION

INFORMATION PACKET

RATING SYSTEM

DESIGN IMPACT CRITERIA

Symbol	Impact on Project
★★★★★	Ideal Condition, Very Beneficial
★★★★☆	Good Condition
★★★☆☆	Moderate/Neutral Condition
★★☆☆☆	Poor Condition, Difficult to Overcome
★☆☆☆☆	Extremely Poor Condition, Could Jeopardize Project

DESIGN IMPACT CRITERIA

Site Area:

- Approx. 20,000sf building footprint
- 6-8 acres is ideal
- Outdoor uses including parking, music venue, landscaping, exhibits and working functions

Site Access/Traffic:

- Convenient public access
- Good access from Either I-15 or Highway 69.
- Minimize impact on current traffic patterns
- Ease of parking and pedestrian circulation

Context:

- Good 'fit' for neighboring properties
- Enhances the community
- Size of project compliment the site and surroundings
- Creates synergies/partnerships for neighboring businesses.

Public Presence/Face:

- Strong public presence.
- Invite people into Boulder
- Act as a catalyst to strengthen the economy.
- Create welcoming place with a mission
- Contribute to the success of the community

Infrastructure:

- Access to existing utilities
- Cost and complexity for infrastructure to the site
- Benefit to surrounding area of extending infrastructure



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JEFFERSON COUNTY WESTERN LEGACY CENTER

RATING SYSTEM

COST IMPACT CRITERIA

★★★★★	Very Low Impact
★★★★☆	Limited Impact
★★★☆☆	Moderate Impact
★★☆☆☆	Significant Impact, may impact project viability

COST IMPACT CRITERIA

Parking/Road Impacts:

- Ample space for parking and vehicle circulation
- Access from the highways, traffic patterns, needs for traffic control, circulation (including large vehicle movement and parking including RV's and Semi-truck traffic)
- Conflicts with existing and adjacent uses,
- Parking area size
- Slopes and ADA access
- Pedestrian movement within parking areas.

Utility Adjacency:

- Water and sewer service costs
- Proximity to appropriate utility services
- Ease of extending services to the site.

Site Development Cost:

- Other impact factors
- Known underground facilities
- Topography & bridging required

Site ownership:

- Cost to acquire the site
- Ownership issues
- Ability of the site to be available long term
- Land restrictions
- Ease of land acquisition



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JEFFERSON COUNTY WESTERN LEGACY CENTER

Site 1: Interchange Hub

DESIGN IMPACT CRITERIA


Site Area: 7 acres	★★★★★
Site Access/Traffic	★★★★★
Context	★★★★☆
Public Face/Presence	★★★★★
Infrastructure	★★★☆☆

NOTES
Site could be grown to 20-25 acres.


COST IMPACT CRITERIA

Parking-Roads	★★★★☆
Utilities	★★★☆☆
	\$720,000
Site Development Cost	★★★★☆
Site Ownership Cost	★★★★☆

NOTES
* Utility cost could be offset through development grants and other funding outside this project.
^ Site owner may donate first 7 acres



site location
Aerial view shows general site location and exact property boundaries or site size



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Site 2: Cattle Trail

DESIGN IMPACT CRITERIA


Site Area: 5.52 acres	★★★☆☆
Site Access/Traffic	★★★★☆
Context	★★★★☆
Public Face/Presence	★★★★☆
Infrastructure	★★★★★

NOTES:

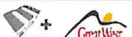
COST IMPACT CRITERIA

Parking-Roads	★★★★☆
Utilities	★★★★☆
	\$269,000
Site Development Cost	★★★★☆
	(relocate Fire Hall)
Site Ownership Cost	★★★★★

NOTES: This site is owned by Jefferson County and provides flexibility in remaining available as the project is funded/developed over a number of years



site location
Aerial view shows general site location and exact property boundaries or site size



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Site 3: Jeff Co. Fairgrounds

DESIGN IMPACT CRITERIA


Site Area: TBD*	★★★★☆
Site Access/Traffic	★★★★☆
Context	★★★★★
Public Face/Presence	★★★★☆
Infrastructure	★★★★★

NOTES
Usable Site area is low without adding to the site through additional land purchase. State lands are adjacent.

COST IMPACT CRITERIA

Parking-Roads	★★★★☆
Utilities	★★★★☆
	\$353,000
Site Development Cost	★★★★☆
Site Ownership Cost (need to purchase)	★★☆☆☆

NOTES
* Site area will need to be purchased or traded with State land



site location
Major highways, adjacent site location, and existing property boundaries are shown.

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Site 4: NORTH MAIN STREET

DESIGN IMPACT CRITERIA


Site Area: TBD*	★★★★☆
Site Access/Traffic	★★★★☆
Context	★★★★☆
Public Face/Presence	★★★★★
Infrastructure	★★★★★

NOTES
Usable Site area is low without adding to the site through additional land purchase. State lands are adjacent.

COST IMPACT CRITERIA

Parking-Roads	★★★★☆
Utilities	★★★★★
	\$109,000
Site Development Cost	★★★★☆
Site Ownership Cost (need to acquire)	★★☆☆☆

NOTES: Similar site ownership issues as Site 1. Some land may be donated or reasonably purchased.



site location
Major highways, adjacent site location, and existing property boundaries are shown.

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